

**BENSALEM TOWNSHIP COUNCIL
MEETING MINUTES**

Monday 3/26/18

MEMBERS PRESENT:

Joseph Pilieri, President
Joseph Knowles, Vice President
Ed Kisselback, Secretary
Jesse Sloane, Member
Ed Tokmajian, Member

ALSO PRESENT:

Mayor Joseph DiGirolamo
Ron Gans, Township Engineer
Joseph Pizzo, Solicitor
Lauren Gallagher, Solicitor
Debora McBreen, Council Clerk
Cindy Terlecki, Recording Secretary

Pilieri asked **Pizzo** if there were any changes to the Agenda and **Pizzo** said there are 4 changes to the agenda as follows:

Agenda Item #4 Conditional Use for T-Mobil said they had issues with the posting notices and applicant asked to continue to a date certain of 4/9/18, **Knowles** motioned to approve and **Tokmajian** seconded, motion carried 5-0.

Agenda Item #5 – Conditional Use for Medical Marijuana Dispensary also had issues with the posting notices and asked to continue to a date certain of 4/9/18. **Knowles** motioned to approve and **Tokmajian** seconded, motion carried 5-0.

Agenda Item # 6 – Consideration of an Ordinance for Re-zoning asked to table until the Council meeting of 4/23/18, **Knowles** motioned to approve and **Sloane** seconded, motion carried 5-0.

Agenda Item #9 – Lot Line Change, received a notice from applicant that a matter needs to be addressed by the Zoning Board which will meet on 5/3/18. Applicant asked to table until the Council meeting of 5/29/18 which is after the Zoning Board meets. **Kisselback** motioned to table till 5/29/18 and **Tokmajian** seconded, motion carried 5-0.

1. **PLEDGE OF ALLEGIANCE:**

Council President Pilieri opened the meeting with a moment of silent meditation and the Pledge of Allegiance to the flag.

2. **PUBLIC COMMENT:**

Pilieri asked if anyone from the audience wanted to speak on any agenda items, no one came forward and public comment was closed.

3. **APPROVAL OF COUNCIL MEETING MINUTES:**

Tokmajian motioned to approve the minutes of 3/12/18 as presented, and **Sloane** seconded, motion carried 5-0.

4. **CONSIDERATION FOR CONDITIONAL USE:**

Applicant T-Mobile Northeast, LLC
Location: 2376 Street Road
Proposed Use: Telecommunications Facility
Tax Parcel: 2-36-293

Tabled until 4/9/18

5. **CONSIDERATION FOR CONDITIONAL USE:**

Applicant Holistic Pharma, LLC (c/o Keith Morgan)
Location: 4201 Neshaminy Boulevard (Stores 101 & 102)
Proposed Use: Medical Marijuana Dispensary
Tax Parcel: 2-1-55-1

Tabled until 4/9/18

6. **CONSIDERATION AND PUBLIC HEARING ON AN ORDINANCE:**

Applicant Republic First Bank d/b/a/ Republic Bank
Location: 2941 Mechanicsville Road
From Zoning Classification: R-2 Residential
To Zoning Classification: G-C General Commercial
Tax Parcel: 2-37-29

Tabled until 4/23/18

7. CONSIDERATION OF MINOR SUBDIVISION:

Applicant Michael D. Cannon
Location: 4552 Laurence Court
Proposed Use: Duplex Dwelling
Zoning Classification: R-3A
Tax Parcel: 2-93-288

Shawn Ward spoke on behalf of the applicant, Mr. and Mrs. Cannon. The plan is proposing dividing a single lot into two lots. The subject parcel is located at the intersection of Bensalem Boulevard and Laurence Court, the plan indicates a proposed duplex dwelling on Lot 2, but this is shown for demonstration purposes only and is not up for land development at this time. In referencing **Gans** memo 2/22/18 there are no zoning issues, under miscellaneous it is a will comply. In the BC Planning Commission letter of 3/1/18, the street trees and the sewage facilities is a will comply. **Knowles** asked if these were individual duplex's and **Ward** said this is only a subdivision, **Knowles** also asked about lot 2 and does it have frontage, **Ward** said the frontage on Bensalem Blvd. is 75 foot, Lot 1 is an existing duplex. **Sloane** asked about comments from the environmental advisory board and **Ward** said he doesn't have a copy of that and **Sloane** gave him a copy with the comments. **Pilieri** said there was no parking on Bensalem Blvd. **Gans** said the driveways have enough parking for two vehicles. **Tokmajian** mentioned the buffer zone and **Gans** said Lot 2 had a 75 foot wide restricted buffer area, no structures can be placed there. **Sloane** asked if they intend to build a duplex and **Ward** said it has not been decided yet. **Pizzo** noted that the notices were given to him prior to the meeting and they are all in order. **Kisselback** motioned to approve the subdivision and **Tokmajian** seconded, motion carried 5-0.

8. CONSIDERATION OF MINOR LAND DEVELOPMENT PLAN:

Applicant Aldi, Inc
Location: 1445 Street Road
Proposed Use: Retail Store
Zoning Classification: R-44 Residential/Commercial District
Tax Parcel: 2-71-242-3

Richard Goldstein, attorney for the applicant gave the notices to **Pizzo**, **Goldstein** said the applicant is seeking minor land development. Aldi is looking to bring the older stores up to date, they are looking to expand the existing loading dock 772 square feet and do minor improvements. The amount of impervious surface will remain unchanged, no change will be made to the front and side of the building. There are no issues or concerns with regard to **Gans** memo of 2/22/18. The engineer for the project, **Justin Geonnotti**, was sworn in, he said the plan is for 772 actual square foot not 777 square foot and he will adjust the plan to reflect the change. The applicant will comply with a traffic impact fee. **Knowles** asked if the loading dock will be the same and **Geonnotti** said it will bump out about 18 feet, **Sloane** asked if there will be one or 2 loading docks and **Geonnotti** said only 1. **Pizzo** said the notices were provided and are in order. **Sloane** asked if this will impact the Neshaminy store and **Christine Campaniti**, who is the Real Estate Director for Aldi said there will be no

impact on Neshaminy, Aldi is renovating old stores, Neshaminy will be a new store with a new look. **Knowles** said no customer parking will be affected. **Campaniti** said that the Neshaminy footprint is much larger, **Goldstein** noted a waiver for the traffic study. **Sloane** motioned to approve with the change being made to the plan for 772 foot actual square footage and that the applicant would be responsible for the traffic impact fee, **Tokmajian** seconded, motion approved 5-0.

9. CONSIDERATION OF LOT LINE CHANGE:

Applicant	Carl Schneider
Location:	968 & 962 Bristol Pike
Proposed Use:	Commercial
Zoning Classification:	G-C (General Commercial)
Tax Parcel:	2-29-112 and 2-29-113-7

Tabled until 5/29/18

10. PUBLIC COMMENT:

Allan Windsor – asked if the Township has joined the lawsuit with regards to the opioid problem, **Pilieri** noted that Bensalem was the first Township to get on board with this. **Windsor** also asked about a grant for the fire companies and the **Mayor** said the grant is from the Bucks County Redevelopment Authority from the gaming at PARX, there are 6 fire companies that will get the grant money. **Knowles** said this is in addition to the money the fire companies get.

Mike Nicoletti – who lives at 5730 Dunbar Court spoke about the snow plowing done during the last snowstorm and that the snow was removed by a backhoe, the piles of snow destroyed his curb and apron of his driveway. The **Mayor** asked if he reported this to our Public Works Department, **Pilieri** said that Public Works will go out and take a look at it and the **Mayor** said that he will make sure it gets reported.

Bill McHale – who lives at 2925 Mechanicsville Road had come to the meeting late and asked about #6 on the Agenda, Republic First Bank and **Sloane** said that it was tabled until the Council Meeting of 4/23/18.

11. OTHER BUSINESS:

Gans – wanted to congratulate Villanova men’s basketball team for once again getting to the final 4.

Mayor – wished everyone a Happy Easter and Passover, he noted that our Public Works Department does an incredible job and he wanted to personally thank them.

Sloane – wished everyone a Happy Passover and Easter and thanked Public Works for great job on the snow plowing.

Tokmajian – also wished everyone a Happy Passover and Easter and added that the Public Works did a good job and a quick clean-up.

Knowles – also wished everyone a Happy Easter and Passover and said he had to go with Loyola basketball team in the finals because of Sister Jane, he also said the snow crew did a great job in the cleanup.

Kisselback – said that Jim Ryan and his crew do a great job with the snow cleanup. He wished everyone a Happy Easter and Passover and asked God to bless everyone, “Go Villanova” and he said the 76ers are in the playoffs.

Pilieri – thanked all the fire companies and EMS along with the Public Works Dept. for their assistance during our recent storms, he also said “Go Villanova”, Flyers are almost there, and the 76ers are in the playoffs.

12. ADJOURNMENT:

The next Council meeting is scheduled for 4/9/2018

**Respectfully Submitted,
Cindy Terlecki**